041.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,600 / 898,600
					USE VALUE:	898,600 / 898,600
					ASSESSED:	898,600 / 898,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	56-58 RIVER STREET LLC
Owner 2:	
Owner 3:	
Street 1:	18 FIR ROAD
Street 2:	
Twn/City:	WESTFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01886 Type:

PREVIOUS OWNER

Owner 1:	TOULOPOULOS NICHOLAS S &LESLIE -
Owner 2:	TRS/56-58 RIVER ST RLTY TRUST -
Street 1:	P.O. BOX 860
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	443,300	4,100	451,200	898,600
Total Card	0.110	443,300	4,100	451,200	898,600
Total Parcel	0.110	443,300	4,100	451,200	898,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.45 /Parcel: 408.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	443,300	4100	4,800.	451,200	898,600		Year end	12/23/2021
2021	104	FV	423,200	4100	4,800.	451,200	878,500		Year End Roll	12/10/2020
2020	104	FV	423,400	4100	4,800.	451,200	878,700	878,700	Year End Roll	12/18/2019
2019	104	FV	329,900	4100	4,800.	479,400	813,400	813,400	Year End Roll	1/3/2019
2018	104	FV	329,900	4100	4,800.	349,700	683,700	683,700	Year End Roll	12/20/2017
2017	104	FV	309,400	4100	4,800.	304,600	618,100	618,100	Year End Roll	1/3/2017
2016	104	FV	309,400	4100	4,800.	259,400	572,900	572,900	Year End	1/4/2016
2015	104	FV	275,800	4100	4,800.	253,800	533,700	533,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULOPOULOS NIC	75471-509	1	8/27/2020	Change>Sale	1,075,000	No	No		
TOULOPOULOS NIC	67310-141		5/25/2016	Convenience	1	No	No		
TSAI HUEI-LING,	56271-445		1/13/2011		530,000	No	No		
TSAI ERNEST TSU	54741-219		5/27/2010	Family	1	No	No		
	13200-708		5/1/1977		57,250	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2020	1631	Renovate	195,000	O				
9/15/2020	1070	Inter-De	6,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/12/2009	Measured	189	PATRIOT
3/2/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

User Acct

28222

GIS Ref

GIS Ref

Insp Date

11/07/18

!3443!

PRINT

Date	Time
12/29/21	23:05:34

LAST REV

Date	Time
08/13/21	09:52:22
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	28222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	198.851
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642476
Depreciation:	199168
Depreciated Total:	443308

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

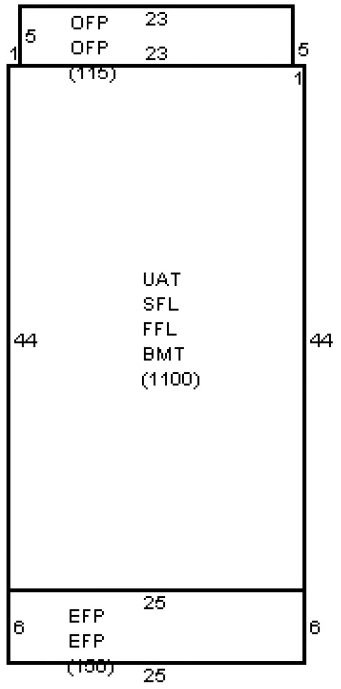
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.85
Special Features:	0	Val/Su Net:	107.99
Final Total:	443300	Val/Su SzAd	201.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.660	65,621
FFL	First Floor	1,100	198.850	218,736
SFL	Second Floor	1,100	198.850	218,736
EFP	Enclos Porch	300	35.570	10,672
UAT	Upper Attic	275	79.540	21,874
OFP	Open Porch	230	23.200	5,336

Net Sketched Area:	4,105			Total:	540,975
Size Ad	2200	Gross Area	4930	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1925	21.58	T	50	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc